

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In re:)
) Bankruptcy Case
Eagle Properties and Investments LLC) No. 23-10566-KHK
) Chapter 7
Debtor.)

**ORDER APPROVING APPLICATION TO
EMPLOY REAL ESTATE AGENT AND BROKER**

UPON CONSIDERATION of the Application, which seeks authority to employ Stephen Karbelk as Trustee's real estate agent ("Agent"), and Century 21 New Millennium as the residential real estate broker ("Broker") and Century 21 Commercial New Millennium as the commercial real estate broker, to sell the real property set forth in the Application and located in Virginia, Maryland, and Pennsylvania (collectively, the "Property"), and

IT APPEARING TO THE COURT that by its endorsement of this Order, the Office of the United States Trustee seeks to reserve all rights with respect to any proposed sale of the Property; and that the Trustee, in turn, also reserves all rights with respect to any proposed sale of the Property; it is therefore;

ORDERED, that the Trustee is authorized to employ the Agent and Broker pursuant to 11 U.S.C. § 327(a), as a real estate agent and broker to market and sell the Property; and it is further

ORDERED, that the Agent and Broker's employment is subject to the terms and conditions set forth in the Application; and it is further;

ORDERED, that the Court authorizes Stephen Karbelk of Century 21 New Millennium and Century 21 Commercial New Millennium and his co-listing agents, Stephanie Young and Robert Walters of Century 21 New Millennium, to request and obtain verbal and written payoff statements, payment histories, and related information and documents from any secured creditor

in this case (the “Secured Creditors”); and obtain such documents as may be reasonably requested by the Secured Creditors in connection with any sale; and it is further;

ORDERED, that the Court authorizes Stephen Karbelk of Century 21 New Millennium and Century 21 Commercial New Millennium and his co-listing agents, Stephanie Young and Robert Walters of Century 21 New Millennium, to verify insurance policies and obtain quotes for new and existing insurance policies, communicate with insurance carriers and insurance agencies with respect to the insurance policies for each property, and any other services requested by the Trustee; and it is further;

ORDERED, to the extent it is necessary and as directed by the Trustee, that the Agent is authorized to have the Property rekeyed. Subject to further order and approval of this Court, the Agent shall be reimbursed for all expenses incurred to have the Property rekeyed, upon the sale of the Property; and it is further;

ORDERED, that compensation shall only be paid upon further Order of this Court; and it is further;

ORDERED, that no agent or broker in any Century 21 New Millennium or Century 21 Commercial New Millennium office may represent a buyer for the purchase of the Property; and it is further;

ORDERED, that an agent or broker operating from a franchised, independently owned and operated Century 21 office may represent a buyer for the purchase of the Property; and it is further;

ORDERED, that any provision in the listing agreement allowing designated representation or dual representation by agents or brokers in a Century 21 New Millennium or Century 21 Commercial New Millennium office is not approved and not permitted except as set forth herein; and it is further;

ORDERED that the Office of the United States Trustee and the Trustee each reserve their
respective rights with regard to any proposed sale of the Property in this case.

Dated: Apr 5 2024

/s/ Klinette H Kindred

Klinette H. Kindred
United States Bankruptcy Judge

Entered On Docket: April 5, 2024

PREPARED BY:

NELSON MULLINS RILEY & SCARBOROUGH LLP
101 Constitution Avenue, NW, Suite 900
Washington, DC 20001
202.689.2800

By: /s/ Dylan G. Trache
Dylan G. Trache, Va. Bar No. 45939

Counsel to the Chapter 7 Trustee

SEEN AND NO OBJECTION:

OFFICE OF THE UNITED STATES TRUSTEE
1725 Duke Street, Suite 650
Alexandria, Virginia 22314
703.557.7176

By: /s/ Michael Freeman (by DGT with authority)
Michael Freeman

CERTIFICATION PURSUANT TO LOCAL RULE 9022-1: ENDORSEMENT

I HEREBY CERTIFY that all necessary parties have endorsed the above-referenced order.

/s/ Dylan G. Trache
Dylan G. Trache

LIST OF PARTIES TO RECEIVE NOTICE OF ENTRY
PURSUANT TO LOCAL RULE 9022-1

Dylan G. Trache
NELSON MULLINS RILEY & SCARBOROUGH LLP
101 Constitution Avenue, NW, Suite 900
Washington, DC 20001

Michael Freeman
OFFICE OF THE UNITED STATES TRUSTEE
1725 Duke Street, Suite 650
Alexandria, Virginia 22314

Stephen Karbelk
Team Leader, RealMarkets
Century 21 New Millennium
Century 21 Commercial New Millennium
6629 Old Dominion Drive
McLean, VA 22101

Brian Kenneth Madden
Brian K. Madden, P.C.
PO Box 7663
Arlington, VA 22207

Nancy Greene
N D Greene PC
3977 Chain Bridge Rd, Suite 1
Fairfax, VA 22030

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3190 Fairview Park Dr., Suite 800
Falls Church, VA 22042

Jeffery T. Martin, Jr.
John E. Reid
Martin Law Group, P.C.
8065 Leesburg Pike, Ste 750
Vienna, VA 22182

Joshua David Stiff
Whiteford Taylor Preston LLP
249 Central Park Avenue, Suite 300
Virginia Beach, VA 23462

In re:
Eagle Properties and Investments LLC
Debtor

Case No. 23-10566-KHK
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0422-9
Date Rcvd: Apr 05, 2024

User: DaynaMace
Form ID: pdford9

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Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 07, 2024:

Recip ID	Recipient Name and Address
	+ Brian Kenneth Madden, Brian K. Madden, P. C., P O Box 7663, Arlington, VA 22207-0663
RE	+ Stephen Karbelk, Team Leader, RealMarkets, Century 21 New Millennium, 6629 Old Dominion Dr, McLean, VA 22101-4516

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 07, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 5, 2024 at the address(es) listed below:

Name	Email Address
Barry W. Spear	on behalf of Creditor Aero Mortgage Loan Trust 2019- 1 Barry.Spear@bww-law.com bankruptcy@bww-law.com
Bradley J. Swallow	on behalf of Defendant Main Street Bank bswallow@fblaw.com
Bradley J. Swallow	on behalf of Creditor MainStreet Bank bswallow@fblaw.com
Carl A. Eason	on behalf of Creditor Lincoln Automotive Financial Services bankruptcy@wolriv.com
Christian K. Vogel	on behalf of Interested Party Primis Bank kvogel@vogelandcromwell.com
Christian K. Vogel	on behalf of Defendant Primis Bank f/k/a Sona Bank kvogel@vogelandcromwell.com

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User: DaynaMace

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Christopher L. Rogan

on behalf of Creditor Bala Jain LLC crogan@rmzlawfirm.com

Christopher L. Rogan

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Corey Simpson Booker

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Craig M. Palik

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David S. Musgrave

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linnea.hann@nelsonmullins.com;alexandria.tracy@nelsonmullins.com;mari.cooper@nelsonmullins.com

Elizabeth Husebo

on behalf of Defendant Daniel J. Kotz ehusebo@grsm.com

Elizabeth Husebo

on behalf of Defendant First Class Title Inc. ehusebo@grsm.com

Erik W. Fox

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Gerard R. Vetter

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Hannah White Hutman

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Jack Frankel

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Jeremy B. Root

District/off: 0422-9

User: DaynaMace

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Nancy Greene

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TOTAL: 49